



Strategic Housing Land Availability Assessment (SHLAA)

**Local Development Framework
Evidence Base**

December 2014

Executive Summary

SHLAA 2014 Preparation and Status

The Strategic Housing Land Availability Assessment (SHLAA) has been prepared to support the development of the Council's new Local Plan.

As part of the plan evidence base, the aim of the SHLAA is to establish realistic assumptions about the availability, suitability and likely economic viability of land to meet housing need over the plan period. The National Planning Policy Framework (NPPF) requires local planning authorities to identify a supply of specific deliverable sites for the first five years of the plan period (including a relevant buffer) and identify a supply of specific developable sites or broad locations for growth for years 6-10, and where possible, for years 11-15.

The Council published a comprehensive SHLAA in 2011 which included a full re-survey of housing land availability and a Call for Sites. This was updated in 2012 to reflect new information and assess sites which had been submitted to, or identified by, the Council in the interim.

This document follows a similar update process to ensure the SHLAA reflects the most realistic assumptions regarding individual sites. The study follows the methodology and approach set out in the National Planning Practice Guidance (NPPG) and the previous 2007 SHLAA Practice Guidance and takes account of the provisions and requirements of the National Planning Policy Framework where relevant. The 2014 SHLAA supersedes previous versions. It is based on the most consistent and up-to-date information available at the time of writing.

Summary of Land Supply Findings

Between April 2012 and December 2014, a total of 1,180 net additional dwellings were completed within the borough. A residual 5,720 units therefore remains to be delivered by March 2027 if the Council is to meet the Core Strategy housing target of 6,900 homes between 2012 and 2027.

The SHLAA identifies a total supply of just over **7,120 units** over the remainder of the plan period. This exceeds the residual supply needed to meet the Core Strategy housing requirement and thus provides flexibility to absorb a reasonable degree of non-implementation.

The study identifies a supply of specific *deliverable* sites (including planning permissions) capable of delivering **2,740 dwellings** within the next 5 years. A windfall allowance of **250 units** (50 per annum) increases overall supply over the next 5 years to **2,990 units**.

For the remainder of the plan period, the SHLAA identifies a total supply of **4,034 units**. This is comprised of:

- a supply of specific *developable* sites capable of delivering **1,964 dwellings**

- a borough-wide windfall allowance of **500 units** is included as a source of supply during this period
- a number of geographically specific broad locations. At this stage, these locations are realistically considered to have the potential to provide an additional **1,670 units**; however, realising development in each of these areas will require varying degrees of policy intervention through the Development Management Plan and, as such, final capacity is dependent upon the findings of more detailed studies as part of the preparation of this document.

Disclaimer

Reigate & Banstead Borough Council makes the following disclaimer relating to the SHLAA and its affiliated documents:

- The identification of land with potential for housing in the SHLAA does not imply that the Council will grant planning permission for residential development on that land or allocate land for residential development through the Local Plan. All planning applications will continue to be determined against the development plan and material planning considerations, including the National Planning Policy Framework.
- The SHLAA is a 'living document' akin to the Annual Monitoring Report (AMR) process which the Council intends to update the SHLAA regularly.
- The inclusion of land for residential development in the SHLAA does not preclude it being developed for uses other than residential.
- The exclusion of sites from the SHLAA (either because they were discounted or not identified) does not preclude the possibility of planning permission being granted on excluded sites for residential development. The Council acknowledges that appropriate sites will continue to come forward as planning applications even if they have not been identified in the SHLAA.
- The identified site boundaries in the SHLAA are based on the best information available at the time of study. The SHLAA does not limit an expansion or contraction of these boundaries for the purpose of a planning application or future allocation through the Local Plan process.
- The determination of a site's deliverability/developability is based on the best information available at the time of writing. Assumptions made in the SHLAA will not prevent planning applications being submitted on any site at any time.
- The estimation of housing potential is based on the best information available at the time of writing. The housing potential indicated in this report does not preclude densities being increased or decreased on sites, subject to further information and assessment at such time as a planning application is made.
- The Council does not accept liability for any factual inaccuracies or omissions in the SHLAA. It should be acknowledged that there may be additional constraints on sites that are not included within this document, and that planning applications will continue to be determined on their own merits rather than on the information contained within this document. Issues may arise during the planning application process that were not/could not have been foreseen at the time of publication of the SHLAA. Applicants are advised to carry out their own analysis of site constraints for the purpose of the planning application and should not rely on the information contained within this SHLAA.

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1. Introduction

SHLAA Development and Status

- 1.1 A full re-survey of housing land availability was completed and published in September 2011. The 2011 SHLAA was developed using the 2007 SHLAA Practice Guidance¹. This guidance has subsequently been superseded by the National Planning Practice Guidance (NPPG) although many of the stages and processes remain the same. The 2011 SHLAA was subsequently updated in May 2013 based on information available at 31 March 2013.
- 1.2 This document updates and supersedes all versions of the SHLAA produced since 2011. It specifically reviews and (where necessary) updates the following stages of the project in accordance with the NPPG:
- Identification of sites and broad locations
 - Identification of the development potential of each site
 - Determining the housing potential of windfall sites
- 1.3 The findings of this assessment are based on the best available information at December 2014. The Council has maintained an “open” Call for Sites since the original SHLAA was produced and continued to encourage landowners and other stakeholders to submit sites for consideration.

Reigate & Banstead Housing Delivery

- 1.4 The Core Strategy includes a housing target of at least 6,900 dwellings between 2012 and 2027. Table 1 demonstrates that during the plan period to date (March 2012 to December 2014), 1,180 net additional dwellings have been completed in Reigate & Banstead. Therefore, there is a residual requirement of 5,720 for the remainder of the plan period to March 2027.

Table 1: Housing delivery since 2012

Overall requirement	Net completions between March 2012 and December 2014	Residual requirement to March 2027
6,900 (2012-2027)	1,180	5,720

¹ Strategic Housing Land Availability Assessments: Practice Guidance (Communities and Local Government, 2007)

2. Policy Context

- 2.1 The following policy is deemed relevant to the development of the SHLAA and assessment of housing land supply in Reigate & Banstead.

National Policy

National Planning Policy Framework

- 2.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England. At the heart of the NPPF is the ethos that planning should contribute to achieving sustainable development. This includes ensuring that sufficient land of the right type is available in the right place at the right time and providing the supply of housing required to meet the needs of present and future generations. In addition, it encourages the effective use of land by reusing land that has been previously developed alongside active management of growth to ensure it is directed to sustainable locations.
- 2.3 The SHLAA is required by the NPPF². The NPPF states that the SHLAA should establish realistic assumptions about the availability, suitability and likely economic viability of land to meet the identified need for housing over the plan period. With regards to housing supply, the NPPF recommends that local planning authorities should:
- Identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements
 - Identify a supply of specific developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15.
 - Include an additional buffer within the five year supply, the scale of which is dependent upon historic record in delivering housing.
- 2.4 Additionally, the NPPF now permits the inclusion of a windfall allowance in the five year supply where there is compelling evidence that such sites have and will continue to form a reliable source of supply; however, this allowance should not include developments on residential gardens.

National Planning Practice Guidance

- 2.5 The National Planning Practice Guidance (NPPG) was published in August 2013. The NPPG updates and refreshes all existing planning guidance and provides advice on the implementation of the policies within the NPPF and the presumption in favour of sustainable development.
- 2.6 The NPPG sets out a five stage methodology for conducting assessments of land availability such as the SHLAA along with guidance relating to the key inputs and advice on the approach which should be adopted within each stage.

² Paragraph 159

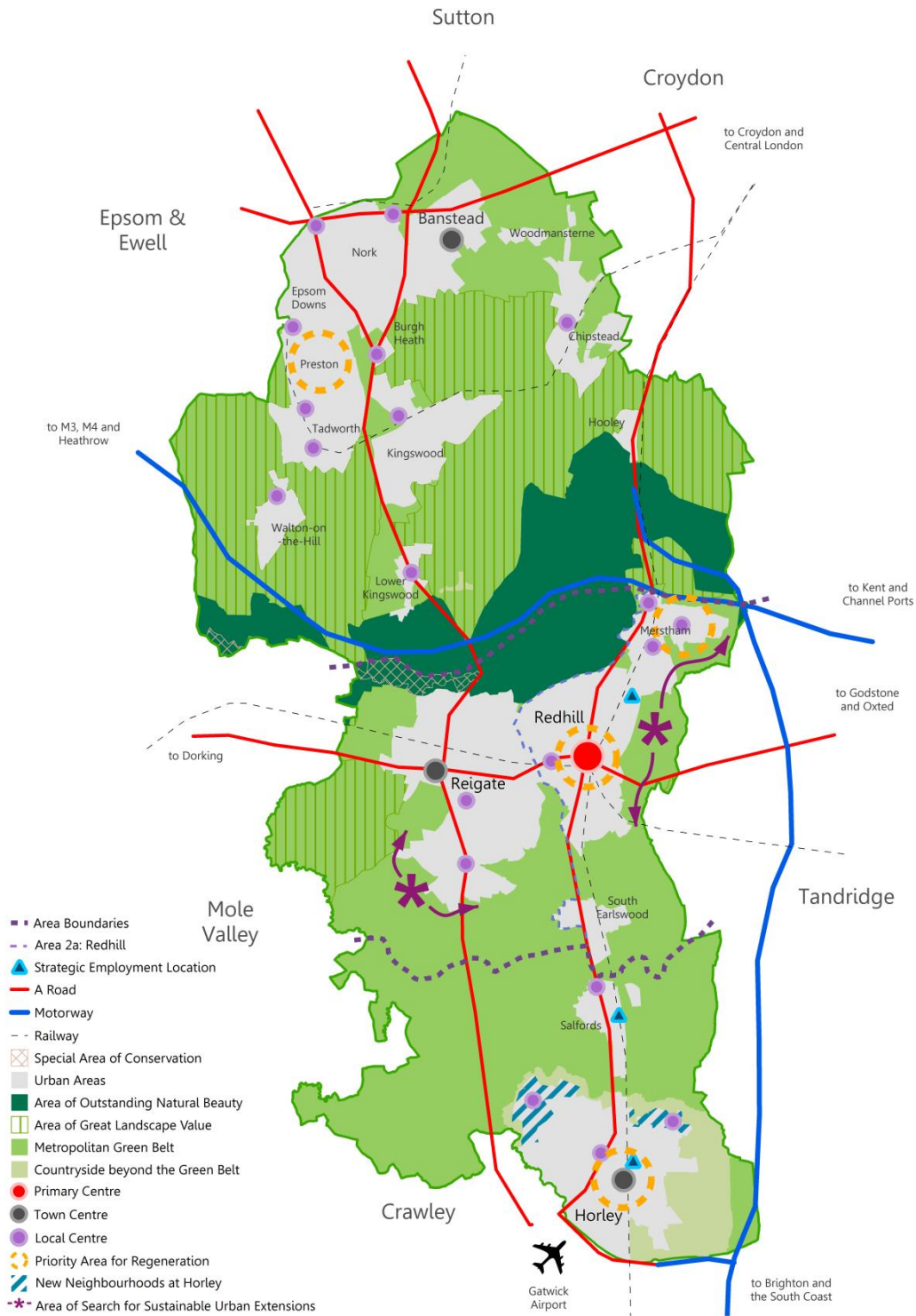
- 2.7 The following set of standard outputs are also recommended by the NPPG to ensure consistency, accessibility and transparency of the evidence:
- a list of all sites and broad locations considered, cross referenced to their locations on maps
 - an assessment of each site or broad location, in terms of its suitability for development, availability and achievability (including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when;
 - contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;
 - the potential type and quantity of development that could be delivered on each site/broad location, including how any barriers to delivery could be overcome and when;
 - an indicative trajectory of anticipated development and consideration of associated risks.
- 2.8 The guidance also provides advice as to what could constitute a ‘deliverable’ or ‘developable’ site in the context of the NPPF.

Local Policy

- 2.9 Reigate & Banstead’s adopted Development Plan consists of those policies in the adopted Core Strategy 2014 and the remaining saved policies of the Borough Local Plan 2005.
- 2.10 The Council is in the process of preparing its new Local Plan. The Core Strategy 2014 forms ‘part 1’ of this new Local Plan and this will be accompanied by the Development Management Plan (DMP) document (‘part 2’) which will set out detailed policies and will also allocate land to meet the development needs set out in the Core Strategy. Any changes to the boundaries and extent of the Green Belt in the borough will also be progressed through the DMP.
- 2.11 Taken together, the Core Strategy and DMP (once adopted) will replace the Borough Local Plan 2005. They will be supported by Supplementary Planning Documents (SPD) to provide additional detailed guidance and advice (such as on affordable housing) where this is considered necessary and appropriate.
- 2.12 In relation to housing, the Core Strategy plans for the provision of a total of at least 6,900 homes between 2012 and 2027, equivalent to an annual average provision of 460 homes per year. It also sets the strategic approach to distribution of growth and the allocation of development and across the borough. The spatial strategy recognises the constrained nature of the borough and seeks to maximise opportunities within the urban area – particularly within identified regeneration areas – but recognises that some development on land outside the current urban area will be needed. Three broad locations for such developments are set out in the document:

opportunities adjoining Horley, land to the East of Redhill and East of Merstham and, land to the south and south west of Reigate. These are illustrated in the Key Diagram in Figure 1.

Figure 1- Core Strategy Key Diagram



3. Stage 1: Identification of sites and broad locations

Scope of Assessment

- 3.1 Consistent with the 2011 and 2012 SHLAAs, this review covers the entirety of the borough of Reigate & Banstead Borough Council. It assesses all identified or submitted sites within the borough boundary regardless of their location.
- 3.2 In line with the NPPG, the assessment includes all sites with the capacity to deliver five or more dwellings.

Sources of Specific Sites

- 3.3 The 2012 SHLAA conducted a comprehensive desktop review of all potential sources of housing sites and included a Call for Site exercise. All sites included within the 2012 SHLAA were reassessed to ensure that the latest position and evidence regarding their suitability, availability and achievability is reflected.
- 3.4 The review also ensures that the latest position with regards to extant planning permissions is reflected. As a consequence, a number of the sites previously assessed in detail through the 2012 SHLAA are now only included in the summary statistics: this is because the planning consent has now been implemented and the development is either underway or completed.
- 3.5 Some sites previously identified proactively by the Council through the desktop review have subsequently been superseded by submissions from landowners: where this is the case, the landowners' submission is considered to take precedent. All sites not carried forward from the 2012 SHLAA or superseded by later submissions are set out in Table 2.
- 3.6 The Council has also revisited the sources of potential sites previously reviewed as part of the 2012 SHLAA in an attempt to identify further development opportunities. Sources reviewed are set out below and this resulted in a number of sites being identified.
- Planning permissions for housing development that are unimplemented
 - Planning applications which have been refused
 - Land in the Council's ownership
 - Potential permitted development opportunities
 - Other vacant, derelict or underused sites
- 3.7 The Council also operates an open Call for Sites, allowing landowners to submit sites throughout the year for inclusion in the next SHLAA update and a number of new sites have been submitted through this process. All newly identified sites have been fully assessed according to a methodology consistent the advice in the NPPG and that used in the 2012 SHLAA.

Table 2- Sites removed/superseded since the previous SHLAA

Site name	Justification
Land at Canons Lane, Burgh Heath	Replaced by subsequent submission by landowner for a larger landholding
Land adjacent to Brighton Road, Kingswood	
Land at Longfield Crescent, Cuddington Close and Longmere Gardens, Preston	Sites now have planning consent which are being implemented
Former Adult Education Centre, Court Lodge Road, Horley	Site and adjoining site now have alternative planning consent which is being implemented
16-18 St Johns Road, Redhill	Planning consent has lapsed
The Façade, Holmesdale Road, Reigate	
9-11 Claremont Road, Redhill	
East Surrey College, Gatton Point South, College Crescent, Redhill	
Fonthill, 58 Reigate Road, Reigate	
Alton House, Carlton Road, Redhill	Planning permission has been implemented
Kingswood Mitsubishi, Waterhouse Lane, Kingswood	
Land at Whitmore Way, Horley	
Former Ship Public House, Copse Road, Redhill	
Blue Haze, Outwood Lane, Chipstead	
359-365 Reigate Road & 68-72 Partridge Mead, Epsom Downs	
Valley Saab, Valley Service Station, 2 Outwood Lane, Coulsdon	
Woodlands Court, 23 Woodlands Road, Earlswood	
The Dell, 46 Reigate Hill, Reigate	
Wray Coppice House, Oaks Road, Reigate	
Tealby, Hillerton & R/O Kingswood Village Hall, Brighton Road, Lower Kingswood	

Identifying Broad Locations

3.8 Broad locations are areas where housing development is considered feasible and will be considered, but where specific sites cannot yet be identified as deliverable or developable. The guidance suggests that broad locations can be within and adjoining settlements (where housing development is or could be encouraged) as well as outside settlements (e.g. major urban extensions, growth areas, new free-standing settlements).

3.9 The 2012 SHLAA identified four broad locations considered to have realistic development potential during the plan period, these were:

- Redhill Town Centre
- Banstead Town Centre
- Sustainable Urban Extensions
- Urban Open Land

3.10 The principle of development in these broad locations is now included in the adopted Core Strategy, and they therefore continue to represent realistic and

feasible locations for future development in the borough. No further broad locations have been identified.

- 3.11 However, the Urban Extensions broad location can now be geographically focussed on the three areas of search specified in the Core Strategy:
- Non-Green Belt land around Horley (land in the Rural Surrounds of Horley)
 - Land East of Redhill and East of Merstham
 - Land South and South West of Reigate.
- 3.12 In accordance with NPPG, consideration was given to introducing geographically specific windfall allowances for inclusion in years 6-15. However, in light of the fact that such developments tend to be evenly distributed throughout the borough, it was decided to retain a borough-wide windfall allowance during this period.

4. Stage 2: Site/Broad Location Assessment

Assessing Suitability and Development Potential

- 4.1 In line with the NPPG, the assessment of the suitability and development potential of sites has been guided by policies in the Core Strategy and saved policies of the 2005 Borough Local Plan (BLP). The assessment has also taken account of relevant policies in the emerging Development Management Plan document and the National Planning Policy Framework.
- 4.2 The assessment of the suitability of sites for housing has also taken account of market requirements for housing in the borough; in particular in relation to mix.
- 4.3 The suitability of sites has been assessed in line with the SHLAA Practice Guidance and considers the following factors:
- Policy restrictions (existing designations, protected areas, planning policy etc)
 - Physical problems or limitations (e.g. access, flood risk)
 - Potential impacts (effect on landscape and conservation)
 - Environmental conditions (potentially experienced by prospective residents)
- 4.4 The suitability of sites assessed as part of the 2012 SHLAA remains unchanged in most cases. However, in a number of cases, conclusions as to the suitability of sites has changed in light of the adoption of the Core Strategy (and thus a new policy context) and in other cases suitability (and development potential) has been revised to reflect more contemporary evidence/information and discussions with Development Management, Heritage Conservation and Green Infrastructure Officers.
- 4.5 The estimation of the potential capacity of each site has been guided by the physical characteristics of the site and any known constraints which could impact upon dwelling yield. Density assumptions have been guided by relevant Local Plan policies (including issues such as transition to countryside – BLP Policy Ho9) as well as densities achieved on similar schemes locally. Densities have typically been applied on a gross rather than net basis, with allowances/reductions for site specific landscaping and infrastructure therefore inherent within the density applied in each case.
- 4.6 In some cases, the gross site area has been reduced to exclude any areas within a specific site which are not considered to be developable for housing. This may be, for example, land within Flood Zone 3/the flood plain or land which is otherwise unsuitable (e.g. topography or dense woodland). In this way, we can be more certain that the capacities ascribed to each site are achievable.

Assessing Availability

- 4.7 New sites which have been submitted through the Call for Sites since the previous SHLAA were all accompanied with information concerning site ownership and availability. As such, these sites are all considered to be available for development.
- 4.8 For all sites previously considered through the SHLAA and still assessed as being suitable housing, those promoting the site have been contacted again to confirm whether the site remains available for that particular use. This includes seeking confirmation of whether there has been any land ownership changes, whether any likely constraints or delays to availability have arisen or subsided (such as occupational leases, operational or relocation requirements and/or unresolved multiple landownerships). Confirmation was initially sought via email and followed up via telephone if no response was received. Where the Council has been unable to determine the land ownership situation or ascertain availability, availability is identified as uncertain or not available.
- 4.9 In line with the definition contained in the National Planning Policy Framework³, extant planning permissions have been considered to be deliverable unless there are clear constraints to such permissions being implemented within 5 years. For sites with an unimplemented planning permission over the five unit threshold, the original applicant has been contacted seeking confirmation of their intention, or otherwise, to implement the consent. For sites under the threshold which are yet to be implemented, a discount could be applied to reflect an element of non-delivery.

Assessing Achievability

- 4.10 Assessment of the achievability of sites has considered two main factors: a) the likely approach to delivery and any factors potentially impacting upon timing/phasing and b) the market for the proposed product and the prospect of development being economically viable.
- 4.11 Given the thrust of the NPPF and NPPG in respect of financial viability, full viability appraisals have been carried out for all specifically identified sites (or sites with unimplemented planning permission) over 10 units and a selection of identified sites (or sites with unimplemented planning permission) under 10 units. This sample has sought to ensure that a cross-section of sites were assessed in terms of their characteristics, size, location and the type of units they were likely to deliver. A separate report provides the detailed methodology and conclusions for each site.
- 4.12 In addition to testing economic viability, the assessment of achievability also considers, based on market evidence, the likely appetite and demand for the type of units which the site would provide, potential rates of delivery and identifies based on the assessment of site constraints any possible 'abnormal' factors which could impact upon viability.

³ National Planning Policy Framework (Page 12, Footnote 11).

- 4.13 For each site, an assessment is also made of the actions, if any, which are required to bring the site forward or overcome constraints to development, the likely complexity of such actions and how these actions may impact upon delivery timescales.

Summary of Site Assessments

- 4.14 The tests of suitability, availability and achievability provide the evidence required to come to a reasoned judgement as to whether a site can be considered to be deliverable, developable or not currently developable. According to definitions in the NPPF, to be considered:
- Deliverable – sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable.
 - Developable – sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.
- 4.15 In some cases, sites have been identified as ‘potentially suitable’. This classification recognises that the site could offer a suitable and sustainable location for development – in particular because they are located within the Broad Areas of Search for Sustainable Urban Extensions identified in the Core Strategy or within a designation which will be subject to review through the Development Management Plan – but that further work is required first to establish whether the restrictions can be overcome and development of these sites would be a sustainable option.
- 4.16 In the event where it is unknown when a site could be developed, the site is regarded as ‘not currently developable’. This may be, for example, because one of the constraints to development (either in respect of policy, physical or availability) is severe and it is not known when - or whether - it might be overcome.
- 4.17 Table 3 provides an overview of the conclusions in respect of each individual site. A detailed commentary of the assessment of suitability, availability, achievability and any potential actions to overcome constraints is provided in the Site Schedules (Appendix 1). The Site Schedules also include maps showing the location and boundary of each site.

Table 3: Summary of SHLAA sites

Ref	Site name	Site source	Suitability	Availability	Achievability	Overcoming constraints	Potential capacity	Deliverability
BV01	Land at Lambert Road, Banstead	RBBC Property	Not suitable	Not available	Achievable	- Review of UOL - Allotment needs - Alternative provision - Access	25	Not currently developable
BV02	Land at Holly Lane, Banstead	RBBC Property	Potentially suitable	Not available	Achievable	- Review of UOL - Allotment needs - Alternative provision	40	Not currently developable
BV03	Thrive, Orchard House and Inyoni, De Burgh Park, Banstead	RBBC Development Management	Suitable	Not available	Achievable	- Land assembly	20	Not currently developable
BV04	Amberley, Bolters Lane, Banstead	Call for Sites	Potentially suitable	Available	Achievable	- Review of UOL - Restrictive covenant	30	Not currently developable
BV05	Fairholme Farm, 14 Croydon Lane, Banstead	Call for Sites	Not suitable	Not available	Achievable	- Strategic policy change	160	Not currently developable
BV06	The Clinic and Youth Centre, The Horseshoe, Banstead	Call for Sites	Suitable	Uncertain	Achievable	- Operational needs/service review	20	Not currently developable
BV07	SECAmb HQ, The Horseshoe, Bolters Lane, Banstead	Call for Sites	Potentially suitable	Available	Achievable	- Operational needs	18	Not currently developable
BV08	Royal Mail DO, 28A High Street, Banstead	Call for Sites	Suitable	Available	Achievable	- Vehicular access	8	Developable
BV09	Hengest Farm, Woodmansterne Lane, Banstead	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	125	Not currently developable
BV10	Bentley & The Squirrels, The Horseshoe, Banstead	Call for Sites	Potentially suitable	Available	Achievable	- Review of UOL	45	Not currently developable
BV11	Banstead Hall Playing Field, Bolters Lane, Banstead	Call for Sites	Potentially suitable	Available	Achievable	- Review of UOL	50	Not currently developable
BV12	Land at Banstead Estate, Banstead	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	600	Not currently developable
BV13	Land east of Park Road, Banstead	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	75	Not currently developable
BV14	Land at Wellesford Close, Banstead	Call for Sites	Potentially suitable	Available	Achievable	- Review of UOL	15	Not currently developable
BV15	Land south of Holly Hill, Banstead	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	100	Not currently developable
BV16	Land south of Woodmansterne Lane, Banstead	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	160	Not currently developable

Ref	Site name	Site source	Suitability	Availability	Achievability	Overcoming constraints	Potential capacity	Deliverability
BV17	Burghside, Brighton Road, Banstead	Unimplemented permission (5+)	Suitable	Available	Achievable	None	6	Deliverable
BV18	Land south of Croydon Lane, Banstead	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	210	Not currently developable
BV19	Land at Kingscroft Road, Woodmansterne	Call for Sites	Not suitable	Uncertain	Achievable	- Strategic policy change	120	Not currently developable
CHW01	Land at Woodplace Lane, Coulsdon	RBBC Property	Not suitable	Available	Achievable	- Strategic policy change - Vehicular access	40	Not currently developable
CHW02	Land at Outwood Lane, Chipstead	RBBC Property	Not suitable	Available	Achievable	- Strategic policy change	20	Not currently developable
CHW03	Land between Hazelwood Lane and Castle Road, Chipstead	RBBC Property	Not suitable	Available	Achievable	- Strategic policy change	190	Not currently developable
CHW06	Land at Rectory Lane ("Drakes Field"), Chipstead	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	270	Not currently developable
CHW07	Land off Harden Farm Close, Netherne, Coulsdon	Call for Sites	Suitable	Uncertain	Achievable	- NPPF para 89: Scale of development	7	Not currently developable
CHW09	Land off Netherne Drive/Park Lane, Netherne, Coulsdon	Call for Sites	Not suitable	Uncertain	Achievable	- Strategic policy change	7	Not currently developable
CHW10	Land to the north of Park Lane, Netherne, Coulsdon	Call for Sites	Not suitable	Uncertain	Achievable	- Strategic policy change	25	Not currently developable
CHW11	Land west of Netherne Drive, Netherne, Coulsdon	Call for Sites	Not suitable	Uncertain	Achievable	- Strategic policy change	25	Not currently developable
EW01	Land south of Woodhatch Road, Reigate	RBBC Desktop Review	Not suitable	Available	Achievable	- Strategic policy change - Flood risk - Contamination	0	Not currently developable
EW02	Land to the rear of 1 - 39 Earlsbrook Road, Redhill	RBBC Desktop Review	Not suitable	Not available	Achievable	- Residential amenity - Vehicular access	8	Not currently developable
EW03	Land at Princes Road, Earlswood	RBBC Property	Not suitable	Available	Achievable	- Strategic policy change - Flood risk - Allotment needs	125	Not currently developable
EW07	Royal National Institute for the Blind, Philanthropic Road, Redhill	Call for Sites	Suitable	Available	Achievable	- NPPF para 89: Scale of development - Heritage preservation	70	Deliverable
EW08	Hockley Business Centre, Hooley Lane, Redhill	Call for Sites	Suitable	Available	Achievable	- Vacant possession	30	Developable
EW10	101-105 Horley Road,	Unimplemented	Suitable	Not available	Achievable	- Land assembly	9	Not currently

Ref	Site name	Site source	Suitability	Availability	Achievability	Overcoming constraints	Potential capacity	Deliverability
	Earlswood	permission (5+)					6 net	developable
EW11	19-23 Woodhatch Road, Redhill	Unimplemented permission (5+)	Suitable	Available	Achievable	None	16 (18 gross)	Deliverable
HC01	Land at the Grove, Horley	Call for Sites	Suitable	Available	Achievable	- Relocation requirements	30	Developable
HC02	High Street Car Park, Horley	RBBC Property	Suitable	Available	Achievable	- Future parking needs	30	Developable
HC03	Central Car Park, Consort Way East, Horley	RBBC Property	Suitable	Available	Achievable	- Future parking needs	30	Developable
HC04	Former Henry's Garage, Victoria Road, Horley	RBBC Development Management	Suitable	Available	Achievable	None	60	Deliverable
HC05	Balcombe Road Industrial Estate, Horley	RBBC Developable Management	Not suitable	Uncertain	Achievable	- Employment policy - Land assembly	30	Not currently developable
HC06	Land at Yattendon School, Oakwood Road, Horley	Unimplemented permission (5+)	Suitable	Available	Achievable	None	7	Deliverable
HC07	Air Balloon Public House, Brighton Road, Horley	RBBC Development Management	Suitable	Not available	Achievable	- Availability	20	Not currently developable
HC10	Horley Library, Kings Road, Horley	Call for Sites	Suitable	Available	Achievable	- Alternative library provision	35	Developable
HC11	Bayhome Farm, Apperlie Drive, Horley	Call for Sites	Potentially suitable	Available	Achievable	- Flood risk - Vehicular access - SA of urban extension site options	80	Not currently developable
HC12	Fishers Farm, Limes Avenue, Horley	Call for Sites	Potentially suitable	Available	Achievable	- Flood risk - Vehicular access - SA of urban extension site options	180	Not currently developable
HC14	Royal Mail DO, 107 Victoria Road, Horley	Call for Sites	Suitable	Available	Achievable	- Operational needs	15	Developable
HC15	Mitchells of Horley, 1-9 Station Road, Horley	Call for Sites	Not suitable	Available	Achievable	- Employment land review	30	Not currently developable
HC16	Horley Police Station, Massetts Road, Horley	RBBC Development Management	Suitable	Available	Achievable	None	18	Developable
HC17	Former Chequers Hotel, Bonehurst Road, Horley	RBBC Development	Suitable	Available	Achievable	None	45	Developable

Ref	Site name	Site source	Suitability	Availability	Achievability	Overcoming constraints	Potential capacity	Deliverability
		Management						
HC18	Meadowcroft House, 182 Balcombe Road, Horley	Unimplemented permission (5+)	Suitable	Available	Achievable	None	6	Deliverable
HC19	Saxley Court, Victoria Road, Horley	Unimplemented permission (5+)	Suitable	Available	Achievable	None	43	Deliverable
HC22	Imperial Buildings, Victoria Road, Horley	Unimplemented permission (5+)	Suitable	Available	Achievable	None	15	Deliverable
HC24	100 Victoria Road, Horley	Unimplemented permission (5+)	Suitable	Available	Achievable	None	12	Deliverable
HC25	Oakfield Court, Consort Way, Horley	Unimplemented permission (5+)	Suitable	Available	Achievable	None	21	Deliverable
HC27	T Northeast, 4 Station Road, Horley	RBBC Development Management	Suitable	Available	Achievable	None	6	Deliverable
HC28	Land at Meadowcroft House, Balcombe Road, Horley	Call for Sites	Potentially suitable	Available	Achievable	- SA of urban extension site options	50	Not currently developable
HE01	Land at Haroldslea Drive, Horley	RBBC Desktop Review	Not suitable	Uncertain	Achievable	- Vehicular access - Contamination - Flood risk - SA of urban extension site options	25	Not currently developable
HE02	Gas holder site, Balcombe Road Industrial Estate, Horley	RBBC Desktop Review	Not suitable	Not available	Achievable	- Utilities needs - Employment land review - Decommissioning/contamination	30	Not currently developable
HE03	75 Smallfield Road, Horley	RBBC Development Management	Suitable	Uncertain	Achievable	- Flood risk - Availability	12	Not currently developable
HE04	Land at Wilgers Farm, Smallfield Road, Horley	Call for Sites	Not suitable	Available	Achievable	- Flood risk - Removal of open space allocation/alternative public open space provision - SA of urban extension site options	170	Not currently developable
HE05	Land at Harrowsley Green Farm, Smallfield Road, Horley	Call for Sites	Potentially suitable	Available	Achievable	- Flood risk - SA of urban extension site options	440	Not currently developable

Ref	Site name	Site source	Suitability	Availability	Achievability	Overcoming constraints	Potential capacity	Deliverability
HE06	Land at Inholms, Haroldslea Drive, Horley	Unimplemented permission (5+)	Suitable	Available	Achievable	None	50	Deliverable
HE07	Farney View Farm, Avenue Gardens, Horley	Call for Sites	Potentially suitable	Available	Achievable	- Flood risk - Vehicular access - SA of urban extension site options	125	Not currently developable
HE08	121 Smallfield Road, Horley	Unimplemented permission (5+)	Suitable	Available	Achievable	None	36	Deliverable
HE09	Land at Newstead Hall, Haroldslea Drive, Horley	Call for Sites	Potentially suitable	Available	Achievable	- Flood risk - Tree protection - Vehicular access - SA of urban extension site options	18	Not currently developable
HE10	Land rear of 17 The Close, Horley	Call for Sites	Potentially suitable	Available	Achievable	- Flood risk - Vehicular access SA of urban extension site options - Airport noise - Gatwick Open Setting	40	Not currently developable
HE11	Land adjoining 61 Silverlea Gardens, Horley	Call for Sites	Potentially suitable	Available	Achievable	- Flood risk - Access - SA of urban extension site options	18	Not currently developable
HE12	Land at Orchard Drive, Horley North East	Unimplemented permission (5+)	Suitable	Available	Achievable	None	8	Deliverable
HW01	Horley North West Sector "Land at Meath Green", Horley	Call for Sites	Suitable	Available	Achievable	- Land assembly - Pipeline diversion	1,510	Deliverable
HW03	Land at Bonehurst Road, Horley	Call for Sites	Potentially suitable	Available	Achievable	- Flood risk - Vehicular access - SA of urban extension site options	80	Not currently developable
HW04	Former Court Lodge Infants School, Court Lodge Road, Horley	Unimplemented permission (5+)	Suitable	Available	Achievable	None	19	Deliverable
HW06	Land north of Meath Green Lane ("The Cottage"), Horley	Call for Sites	Potentially suitable	Available	Achievable	- Flood risk - Timing/phasing - SA of urban extension site options	15	Not currently developable
HW07	Land at Meath Green Lane ("Cinderfield"), Horley	Call for Sites	Potentially suitable	Available	Achievable	- Flood risk - Timing/phasing	70	Not currently developable

Ref	Site name	Site source	Suitability	Availability	Achievability	Overcoming constraints	Potential capacity	Deliverability
						- SA of urban extension site options		
HW08	Landens Farm Buildings, Meath Green Lane, Horley	RBBC Development Management	Suitable	Available	Achievable	None	40	Deliverable
HW09	The Croft/Meath Paddock, Meath Green Lane, Horley	RBBC Desktop Review	Suitable	Available	Achievable	None	20	Developable
KBH01	Land at Margery Hall Nursery, Margery Lane, Lower Kingswood	RBBC Desktop Review	Not suitable	Uncertain	Achievable	- Strategic policy change - Access arrangementsh	45	Not currently developable
KBH02	Land at Brighton Road, Burgh Heath	RBBC Desktop Review	Not suitable	Not available	Achievable	- Strategic policy change - Nature conservation - Common de-registration	140	Not currently developable
KBH03	Rookery Farm, Mogador Road, Lower Kingswood	RBBC Desktop Review	Not suitable	Available	Achievable	- Strategic policy change - Access arrangements - Contamination - Utilities diversion	660	Not currently developable
KBH04	Land at Holly Lane, Banstead	RBBC Property	Not suitable	Available	Achievable	- Strategic policy review - Nature conservation	450	Not currently developable
KBH09	Land at Sandy Lane, Kingswood	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	80	Not currently developable
KBH10	Land at Kingswood Knoll, Brighton Road, Lower Kingswood	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	25	Not currently developable
KBH11	Land at Shrimps Field, Chipstead Lane, Kingswood	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	100	Not currently developable
KBH12	Land at Kingswood Station, Kingswood	Call for Sites	Suitable	Available	Achievable	- Vacant possession - Loss of employment	30	Developable
KBH15	Land off Copt Hill Lane, Kingswood	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	25	Not currently developable
KBH16	Land west of Holly Lodge Lane, Kingswood	Call for Sites	Suitable	Available	Achievable	- Strategic policy change	125	Not currently developable
KBH18	Land north of Bonsor Drive, Kingswood	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	100	Not currently developable
KBH19	Land east of Smithy Lane, Lower Kingswood	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	350	Not currently developable
KBH20	Land at Kingswood House,	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	90	Not currently

Ref	Site name	Site source	Suitability	Availability	Achievability	Overcoming constraints	Potential capacity	Deliverability
	Kingswood							developable
KBH21	Land north of Copt Hill Lane, Kingswood	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	400	Not currently developable
KBH23	Land south of Margery Lane (Kingswood Hall Estate), Lower Kingswood	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change - Landscape and ecological (SAC) impact - Access	250	Not currently developable
KBH24	Land south of M25 (Kingswood Hall Estate), Lower Kingswood	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change - Landscape and ecological (SAC) impact - Access	135	Not currently developable
KBH25	Land north of Chipstead Lane, Kingswood	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	25	Not currently developable
M01	Land at Rocky Lane, Reigate	RBBC Desktop Review	Not suitable	Uncertain	Achievable	- Strategic policy change	25	Not currently developable
M02	Merstham Baptist Church, Weldon Way, Merstham	RBBC Regeneration	Suitable	Not available	Achievable	- Land availability	10	Not currently developable
M03	Land at Albury Road, Merstham	RBBC Property	Not suitable	Available	Achievable	- Strategic policy change - Alternative open space provision - Flood risk	127	Not currently developable
M04	Former Iron Horse Public House, Bletchingley Road, Merstham	Unimplemented permission (5+)	Suitable	Available	Achievable	None	10	Deliverable
M05	Land north of Wells Place, Redhill	RBBC Development Management	Potentially Suitable	Not available	Achievable	- Review of UOL - Availability – alternative use	20	Not currently developable
M06	Moat House Surgery, Worsted Green, Merstham	RBBC Regeneration	Suitable	Not available	Achievable	- Availability - Operational needs	10	Not currently developable
M07	Land at Bletchingley Road (“The Triangle Site”), Merstham	RBBC Regeneration	Suitable	Not available	Achievable	- Availability	12	Not currently developable
M11	Land north of Rockshaw Road, Merstham	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change - Heritage preservation - Landscape impact	90	Not currently developable
M12	Merstham Library, Weldon Way, Merstham	Call for Sites	Suitable	Available	Achievable	- Relocation of library	6	Developable
M13	The Oakley Centre, Radstock	Call for Sites	Suitable	Available	Achievable	- Heritage preservation	15	Deliverable

Ref	Site name	Site source	Suitability	Availability	Achievability	Overcoming constraints	Potential capacity	Deliverability
	Way, Merstham					- Green Belt Review/ NPPF para 89: Scale of development		
M14	Oakley Farm, 143 Bletchingly Road, Merstham	Call for Sites	Potentially suitable	Available	Achievable	- SA of urban extension site options - Green Belt Review	140	Not currently developable
M15	Bellway House, Station Road North, Merstham	Call for Sites	Suitable	Available	Achievable	- Vacant possession	12	Developable
M16	Telephone Exchange & Depot Site, Station Road North, Merstham	Call for Sites	Suitable	Available	Achievable	- Vehicular access - Operational needs - Residential amenity	30	Developable
M17	Darby House, Bletchingly Road, Merstham	Unimplemented permission (5+)	Suitable	Available	Achievable	None	20	Deliverable
M18	164 Bletchingly Road, Merstham	Call for Sites	Potentially suitable	Available	Achievable	- SA of urban extension site options - Green Belt Review	50	Not currently developable
M19	Land at Portland Drive, Merstham	Unimplemented permission (5+)	Suitable	Available	Achievable	- Land assembly	6 (48 gross)	Developable
M20	Land south of Darby House, Bletchingly Road, Merstham	Call for Sites	Potentially suitable	Available	Achievable	- SA of urban extension site options - Green Belt Review	25	Not currently developable
M21	Land north of Radstock Way, Merstham	RBBC Property	Potentially suitable	Available	Achievable	- SA of urban extension site options - Green Belt Review Open space provision	60	Not currently developable
M22	Church of Epiphany, Mansfield Drive, Merstham	RBBC Desktop Review	Suitable	Available	Achievable	None	10	Developable
MSJ01	Land at Cronks Hill Road, Reigate	RBBC Desktop Review	Not suitable	Uncertain	Achievable	- Review of UOL - Protected woodland/trees	0	Not currently developable
MSJ03	Redhill Ambulance Station, Pendleton Road, Redhill	Call for Sites	Suitable	Available	Achievable	- Operational needs	8	Developable
MSJ05	Bourne House, Lesbourne Road	Unimplemented permission (5+)	Suitable	Available	Achievable	None	7	Deliverable
N01	Land at Bridgefield Close, Nork	RBBC Property	Potentially Suitable	Not available	Achievable	- Review of UOL - Allotment needs - Alternative provision	15	Not currently developable
N02	Land at Parsonsfield Road, Nork	RBBC Property	Potentially Suitable	Not available	Achievable	- Review of UOL - Allotment needs - Alternative provision	7	Not currently developable

Ref	Site name	Site source	Suitability	Availability	Achievability	Overcoming constraints	Potential capacity	Deliverability
						- Access		
N07	Land at The Drive, Banstead	RBBC Property	Not suitable	Available	Achievable	- Review of UOL - Alternative recreation provision	20	Not currently developable
N08	268-288 Fir Tree Road, Banstead	Unimplemented permission (5+)	Suitable	Available	Achievable	None	12 (13 gross)	Deliverable
N09	125-129 Nork Way, Banstead	Unimplemented permission (5+)	Suitable	Available	Achievable	None	7 (8 gross)	Deliverable
N10	14 Brighton Road, Banstead	Unimplemented permission (5+)	Suitable	Available	Achievable	None	8 (9 gross)	Deliverable
P01	Unit 4, Pitwood Park, Waterfield, Tadworth	RBBC Property	Not suitable	Available	Achievable	- Employment land review	8	Not currently developable
P02	Laboratory site, Pitwood Park Industrial Estate, Waterfield, Tadworth	RBBC Property	Not suitable	Not available	Achievable	- Employment land review	20	Not currently developable
P03	Land at Merland Rise, Preston	Unimplemented permission (5+)	Suitable	Available	Achievable	None	130	Deliverable
P04	Former De Burgh School, Chetwode Road, Preston	Call for Sites	Suitable	Available	Achievable	None	180	Developable
RC01	Land rear of Flanchford Road, Reigate Heath	RBBC Desktop Review	Not suitable	Uncertain	Achievable	- Strategic policy change - Contamination - Vehicular access	18	Not currently developable
RC02	Land at Old Colley Farm, Colley Lane, Reigate	RBBC Desktop Review	Not suitable	Uncertain	Achievable	- Strategic policy change - Vehicular access - Contamination	10	Not currently developable
RC03	Land at 50-52, Unit 54 and 61, Albert Road North, Reigate	RBBC Development Management	Not suitable	Not available	Achievable	- Employment land review - Vehicular access - Residential amenity - Contamination - Land assembly	40	Not currently developable
RC04	51-57 Albert Road North Industrial Estate, Reigate	RBBC Development Management	Not suitable	Available	Achievable	- Employment policy - Vehicular access - Residential amenity - Contamination	20	Not currently developable
RC05	Land at Rushworth Road, Reigate	RBBC Development Management	Suitable	Uncertain	Achievable	- Residential amenity - Land conditions - Availability	0	Not currently developable
RC06	Police Headquarters, Reigate Road, Reigate	RBBC Development	Suitable	Not available	Achievable	- Operational needs	25	Not currently developable

Ref	Site name	Site source	Suitability	Availability	Achievability	Overcoming constraints	Potential capacity	Deliverability
		Management						
RC07	50-54 West Street, Reigate	Unimplemented permission (5+)	Suitable	Available	Achievable	None	54 (57 gross)	Deliverable
RC11	Chatham Court & Linden Court, Lesbourne Road, Reigate	Unimplemented permission (5+)	Suitable	Available	Achievable	None	38	Deliverable
RC12	Land north of Buckland Road, Reigate	Call for Sites	Not suitable	Uncertain	Achievable	- Strategic policy change - Heritage preservation - NPPF para 89: Scale of development - Land assembly	15	Not currently developable
RC13	Reigate Beaumont Care Home, Colley Lane, Reigate	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change - Heritage preservation - NPPF para 89: Scale of development	30	Not currently developable
RC14	Land east of Bell Street, Reigate	Call for Sites	Suitable	Available	Achievable	- Heritage preservation - Vehicular access - Review of UOL	30	Not currently developable
RC15	Former Priory Stables, Park Lane, Reigate	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change - Heritage preservation - NPPF para 89: Scale of development	5	Not currently developable
RC16	The Croft, Buckland Road, Reigate	Call for Sites	Not suitable	Uncertain	Achievable	- Strategic policy change - Heritage preservation - NPPF para 89: Scale of development	10	Not currently developable
RC18	Reigate Business Mews, Albert Road North, Reigate	Unimplemented permission (5+)	Suitable	Available	Achievable	None	14	Deliverable
RC19	Ringley Park House, Reigate Road	Unimplemented permission (5+)	Suitable	Available	Achievable	None	6	Deliverable
RC20	4-10 Church Street, Reigate	Unimplemented permission (5+)	Suitable	Not available	Achievable	None	7 (11 gross)	Not currently developable
RE01	Land at Redhill Station, Princess Way, Redhill	Unimplemented permission (5+)	Suitable	Available	Achievable	None	150	Deliverable
RE02	Land at Marketfield Way/High Street, Redhill	RBBC Property	Suitable	Available	Achievable	- Land assembly - Flood risk	85	Developable
RE03	Warwick Quadrant North, London Road, Redhill	RBBC Regeneration	Suitable	Not available	Achievable	- Availability – alternative use	190	Not currently developable
RE04	Colebrook Day Centre, Noke Drive, Redhill	Call for Sites	Suitable	Available	Achievable	- Operational needs - Flood risk	80	Developable

Ref	Site name	Site source	Suitability	Availability	Achievability	Overcoming constraints	Potential capacity	Deliverability
RE05	Land at Reading Arch Road, Redhill	RBBC Regeneration	Not suitable	Not available	Achievable	- Employment land review - Flood risk - Contamination - Land assembly	100	Not currently developable
RE06	Former Liquid & Envy Nightclub, Marketfield Way, Redhill	Unimplemented permission (5+)	Suitable	Available	Achievable	None	76	Deliverable
RE07	Royal Mail Sorting Office, St Anne's Drive, Redhill	Call for Sites	Suitable	Available	Achievable	- Operational needs - Flood risk	80	Developable
RE08	Battlebridge Recreation Ground, New Battlebridge Lane, Merstham	RBBC Property	Not suitable	Not available	Achievable	- Strategic policy review - Restrictive covenants	100	Not currently developable
RE09	Land south of Wiggie Lane, Redhill	RBBC Property	Potentially suitable	Not available	Achievable	- Review of UOL - Allotment needs - Alternative provision	40	Not currently developable
RE10	Gasholder site, Hooley Lane, Redhill	RBBC Development Management	Not suitable	Not available	Achievable	- Utilities needs - Employment policy - Decommissioning/contamination	25	Not currently developable
RE11	Land between Trowers Way and Holmethorpe Avenue, Redhill	RBBC Development Management	Not suitable	Not available	Achievable	- Employment policy - Contamination - Residential amenity - Availability – alternative use	20	Not currently developable
RE12	Redstone Tennis Club, Redstone Park, Redhill	RBBC Development Management	Suitable	Uncertain	Achievable	- Land ownership - Vehicular access	12	Not currently developable
RE13	Land near Wordsworth Mead, Redhill	RBBC Property	Not suitable	Available	Achievable	- Review of UOL - Alternative open space provision	10	Not currently developable
RE14	Redstone Hall, 10 Redstone Hill, Redhill	Unimplemented permission (5+)	Uncertain	Available	Achievable	None	10 (11 gross)	Not currently developable
RE15	The Sea Cadet Association, 2 Hooley Lane, Redhill	Unimplemented permission (5+)	Suitable	Available	Achievable	None	11	Deliverable
RE19	Nutfield Lodge, Nutfield Road, Redhill	Call for Sites	Potentially suitable	Available	Achievable	- SA of urban extension site options - Green Belt Review	40	Not currently developable
RE20	Former Copyhold Works, Nutfield Road, Redhill	Call for Sites	Potentially suitable	Available	Achievable	- SA of urban extension site options	130	Not currently developable

Ref	Site name	Site source	Suitability	Availability	Achievability	Overcoming constraints	Potential capacity	Deliverability
						- Green Belt Review Waste plan conflict - Contamination - Residential amenity		
RE21	Quarryside Business Park, Thornton Side, Redhill	Call for Sites	Suitable	Available	Achievable	- Vacant possession	60	Developable
RE22	Land at Hillsbrow, Nutfield Road, Redhill	Call for Sites	Potentially suitable	Available	Achievable	- SA of urban extension site options - Green Belt Review Nature conservation - Landscape impact - Contamination	120	Not currently developable
RE23	Victoria House, Brighton Road, Redhill	Call for Sites	Suitable	Available	Achievable	- Vacant possession	15	Developable
RE24	Land north of Nutfield Road ("The Paddock"), Redhill	Call for Sites	Potentially suitable	Available	Achievable	- SA of urban extension site options - Green Belt Review Ecological assessment	125	Not currently developable
RE25	Land south of Nutfield Road, Redhill	Call for Sites	Potentially suitable	Available	Achievable	- SA of urban extension site options - Green Belt Review Allotment needs - Alternative provision	15	Not currently developable
RE26	26-28 Station Road, Redhill	Unimplemented permission (5+)	Suitable	Available	Achievable	None	14	Deliverable
RH01	Land at Clifton's Lane, Reigate	RBBC Desktop Review	Not suitable	Uncertain	Achievable	- Strategic policy change - Vehicular/sustainable access - Contamination	50	Not currently developable
RH02	Madeira Sandpit, off Madeira Walk/Highlands Road, Reigate	RBBC Property	Not suitable	Available	Achievable	- Vehicular access - Contamination - Review of UOL	20	Not currently developable
RH07	Brockmere, Wray Park Road, Reigate	RBBC Development Management	Suitable	Uncertain	Achievable	- Availability - Heritage	5	Not currently developable
RH08	Land south of Dorchester Court, Wray Common Road, Reigate	Call for Sites	Suitable	Uncertain	Achievable	- Availability - Vehicular access	8	Not currently developable
RH09	Trinity House, 51 London Road, Reigate	Unimplemented permission (5+)	Suitable	Available	Achievable	None	22	Deliverable

Ref	Site name	Site source	Suitability	Availability	Achievability	Overcoming constraints	Potential capacity	Deliverability
RH11	Coleman Redland Centre, Croydon Road, Reigate	Call for Sites	Not suitable	Not available	Achievable	- Review of UOL - Alternative community provision	18	Not currently developable
RH12	Acacia House, Reigate Hill, Reigate	Unimplemented permission (5+)	Suitable	Available	Achievable	None	13 (22 gross)	Developable
RH14	Fileturn House, Reigate Hill	Unimplemented permission (5+)	Suitable	Available	Achievable	None	6	Deliverable
RW01	Land at Cromwell Road/Sincotts Road, Redhill	RBBC Property	Suitable	Available	Achievable	None	20	Developable
RW02	Land at Gloucester Road, Redhill	RBBC Property	Suitable	Available	Achievable	- Parking needs - Flood risk - Residential amenity	65	Developable
RW03	Former Longmead Adult Education Centre, Redhill	Call for Sites	Suitable	Available	Achievable	- Heritage conservation	20	Deliverable
RW04	Land at Colesmead Road, Redhill	RBBC Property	Not suitable	Available	Achievable	- Review of UOL - Alternative open space provision	60	Not currently developable
RW05	Land south of Gatton Park Road, Redhill	RBBC Property	Potentially suitable	Available	Achievable	- Review of UOL - Allotment needs - Alternative provision	20	Not currently developable
RW06	Land at Green Way, Redhill	RBBC Property	Not suitable	Available	Achievable	- Review of UOL - Alternative open space provision	8	Not currently developable
RW07	Land at Dennis Close, Redhill	RBBC Property	Not suitable	Available	Achievable	- Review of UOL - Alternative open space provision	5	Not currently developable
RW08	Land rear of 42-46 Carlton Road, Redhill	RBBC Development Management	Suitable	Not available	Achievable	- Vehicular access - Land assembly	20	Not currently developable
RW10	Former Crown Buildings, London Road, Redhill	Call for Sites	Not suitable	Not available	Achievable	- Review of employment land	40	Not currently developable
RW11	Land at The Frenches, Redhill	Unimplemented permission (5+)	Suitable	Available	Achievable	None	11	Deliverable
RW12	The Bridge Family Centre, Station Road, Redhill	Call for Sites	Suitable	Available	Achievable	- Operational needs	10	Developable
RW14	21 Clarendon Road, Redhill	Unimplemented permission (5+)	Suitable	Not available	Achievable	- Availability	14	Not currently developable
RW15	Land adjacent to former Crown Buildings, Nash Drive, Redhill	Unimplemented permission (5+)	Suitable	Available	Achievable	None	14	Deliverable
RW16	Knowles House, Cromwell	Unimplemented	Suitable	Available	Achievable	None	64	Deliverable

Ref	Site name	Site source	Suitability	Availability	Achievability	Overcoming constraints	Potential capacity	Deliverability
	Road/High Street, Redhill	permission (5+)						
RW17	Berkeley House, High Street, Redhill	Call for Sites	Suitable	Available	Achievable	None	30	Developable
SPW01	Land at Lonesome Lane, Reigate	RBBC Property	Not suitable	Available	Achievable	- Strategic policy change - Alternative open space provision	40	Not currently developable
SPW03	New Pond Farm, Woodhatch Road, Reigate	RBBC Property	Not suitable	Not available	Achievable	- Strategic policy change - Contamination - Access	30	Not currently developable
SPW04	Land at Sandcross Lane, Reigate	Call for Sites	Potentially suitable	Available	Achievable	- SA of urban extension site options - Green Belt Review	300	Not currently developable
SPW05	Land at Dovers Farm, Dovers Green Road, Reigate	Call for Sites	Potentially suitable	Available	Achievable	- SA of urban extension site options - Green Belt Review	85	Not currently developable
SPW06	Land at Lavender Sandpit, Cockshot Hill, Reigate	RBBC Property	Potentially suitable	Available	Achievable	- Review of UOL - Nature conservation - Vehicular access	15	Not currently developable
SPW07	Land at Castle Drive, Woodhatch	Call for Sites	Potentially suitable	Available	Achievable	- SA of urban extension site options - Green Belt Review	15	Not currently developable
SPW08	Hartwood Nursery, 146 Doversgreen Road, Reigate	Call for Sites	Potentially suitable	Available	Achievable	- SA of urban extension site options - Green Belt Review	30	Not currently developable
SPW09	Land at Shepherd's Lodge Farm, Park Lane East, Reigate	Call for Sites	Potentially suitable	Available	Achievable	- SA of urban extension site options - Green Belt Review Vehicular access	25	Not currently developable
SPW10	Land at Hartwood/ Flanchford Farm, Reigate	Call for Sites	Potentially suitable	Available	Achievable	- SA of urban extension site options - Green Belt Review Flood risk - Nature conservation	220	Not currently developable
SPW11	Garage Block/Atherfield Barn, Woodhatch Road, Reigate	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change - NPPF para 89: Scale of development	5	Not currently developable
SPW12	60 Priory Road, Reigate	Unimplemented permission (5+)	Suitable	Available	Achievable	None	7	Deliverable
SS01	Land at Rushmeads, Horse Hill, Horley	RBBC Desktop Review	Not suitable	Uncertain	Achievable	- Strategic policy change - Vehicular access	30	Not currently developable

Ref	Site name	Site source	Suitability	Availability	Achievability	Overcoming constraints	Potential capacity	Deliverability
						- Contamination		
SS02	Land to the west of Bonehurst Road, Salfords	RBBC Desktop Review	Not suitable	Uncertain	Achievable	- Strategic policy change - Contamination	90	Not currently developable
SS03	Land at Woodside Farm, Reigate Road, Hookwood	RBBC Desktop Review	Not suitable	Uncertain	Achievable	- Strategic policy change	50	Not currently developable
SS04	Fontigarry Farm, Reigate Road, Sidlow	RBBC Desktop Review	Not suitable	Uncertain	Achievable	- Strategic policy change - Flood risk	80	Not currently developable
SS05	Land south of Horse Hill, Horley	RBBC Desktop Review	Not suitable	Uncertain	Achievable	- Strategic policy change	50	Not currently developable
SS06	Land at Rosemary Farm, Ironsbottom Road, Sidlow	RBBC Desktop Review	Not suitable	Uncertain	Achievable	- Strategic policy change - Flood risk - Contamination	70	Not currently developable
SS07	Land south of Duxhurst Lane, Sidlow	RBBC Desktop Review	Not suitable	Uncertain	Achievable	- Strategic policy change - Nature conservation	13	Not currently developable
SS08	Former Philips site, Bonehurst Road, Salfords	RBBC Development Management	Not suitable	Not available	Achievable	- Employment land review - Flood risk	60	Not currently developable
SS09	Former Matrix site, Perrywood Business Park, Salfords	RBBC Development Management	Not suitable	Not available	Achievable	- Employment land review - Vehicular access - Availability	30	Not currently developable
SS10	Millstream Farm, Brighton Road, Salfords	RBBC Desktop Review	Not suitable	Uncertain	Achievable	- Strategic policy change - Flood risk - Contamination	20	Not currently developable
SS11	High Trees Nursing Home, Horsehill, Norwood Hill, Horley	Unimplemented permission (5+)	Suitable	Not available	Achievable	- Availability	14	Not currently developable
SS12	Land between Mason's Bridge Road/Picketts Land and the railway, Salfords (known as "Land East of Salfords")	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change - Infrastructure need	1,900	Not currently developable
SS13	Land to the north of Salfords aggregates depot (west of Salfords Station) Salbrook Road, Salfords	Call for Sites	Suitable	Available	Achievable	- Vehicular access - Residential amenity	30	Developable
SS14	Land north of Axes Lane, Salfords	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change - Aerodrome safeguarding	900	Not currently developable
SS15	Horley Place, Bonehurst Road, Horley	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	30	Not currently developable
SS16	Astra and Heath Business	Call for Sites	Not suitable	Available	Achievable	- Employment land	65	Not currently

Ref	Site name	Site source	Suitability	Availability	Achievability	Overcoming constraints	Potential capacity	Deliverability
	Centre, Salfords					review - Vacant possession		developable
SS17	Land south of Copsleigh Avenue, Salfords	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change - Flood risk	100	Not currently developable
SS18	Land at Oakfield, Axes Lane, Salfords	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change - Tree preservation	0	Not currently developable
SS19	South Lodge Court, Ironsbottom, Sidlow	Unimplemented permission (5+)	Suitable	Available	Achievable	None	5	Deliverable
SS20	Chichester Caravans, 18 Brighton Road, Salfords	RBBC Development Management	Suitable	Available	Achievable	- Flood risk	14	Deliverable
SS21	Duxhurst and Sidlow Farms, Reigate	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change - Flood risk - Infrastructure	2,400	Not currently developable
SS22	Land at Bonehurst Farm, Salfords	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change - Flood risk mitigation	540	Not currently developable
TAT04	Downs Mower Services, Tattenham Crescent, Epsom	Unimplemented permission (5+)	Suitable	Available	Achievable	None	5	Deliverable
TW01	Land at Dorking Road, Walton on the Hill	RBBC Desktop Review	Not suitable	Not available	Achievable	- Strategic policy change - Common de-registration - Access	15	Not currently developable
TW02	Land to the east of Ebbisham Lane, Walton on the Hill	RBBC Desktop Review	Not suitable	Uncertain	Achievable	- Strategic policy change - Vehicular access - Contamination	30	Not currently developable
TW03	Land at Tadworth Street, Tadworth	RBBC Property	Not suitable	Not available	Achievable	None	10	Not currently developable
TW04	British Transport Police Training Centre, Sandlands Grove, Tadworth	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	20	Not currently developable
TW05	Frith Park Mansion and grounds, Sturts Lane, Walton-on-the-Hill	RBBC Development Management	Suitable	Available	Achievable	None	35	Deliverable
TW06	Land at Sandlands Road, Walton on the Hill	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	50	Not currently developable
TW07	Royal Mail DO, 88 The Avenue, Tadworth	Call for Sites	Suitable	Available	Achievable	None	8	Developable
TW08	Land at Frith Park, Walton on the Hill	Call for Sites	Not suitable	Available	Achievable	- Strategic policy change	130	Not currently developable
TW09	Traffic Garages, 41 Walton	RBBC	Suitable	Not available	Achievable	- Availability –	10	Not currently

Ref	Site name	Site source	Suitability	Availability	Achievability	Overcoming constraints	Potential capacity	Deliverability
	Street, Walton on the Hill	Development Management				alternative use		developable
TW11	Former Royal Phoenix, Dorking Road, Tadworth	Unimplemented permission (5+)	Suitable	Available	Achievable	None	10 (11 gross)	Deliverable

Broad Locations Assessments

- 4.18 As set out above, four broad locations for potential housing development have been identified in addition to the specific sites listed above. These locations are areas where it is considered new housing growth (or additional growth) could be feasible during the plan period but where it is not currently possible to identify which specific sites could come forward or would be suitable for development.
- 4.19 Sites in each of these areas will ultimately be allocated through the Development Management Plan. The site allocation process will be informed by further testing and appraisal including the review of relevant designations (such as Green Belt and Urban Open Land) and sustainability appraisal. This may also be informed by further input from external landowners, potentially including the outputs of service reviews which are currently on-going, which will provide more detail about whether (and when) sites could be released. Until all this work is completed, the inclusion of broad locations in the SHLAA remains appropriate.
- 4.20 To determine the potential capacity which could be derived from each of the broad locations, reference has been made to the capacity and constraint conclusions on specific sites listed in table 3, information on windfall developments which may have historically come forward in such areas and potential longer term opportunities.

Redhill Town Centre

- 4.21 As the borough's primary town centre, a regional hub and a priority area for growth and regeneration, Redhill Town Centre will be the focus of significant housing and commercial development over the plan period.
- 4.22 A number of specific deliverable or developable sites have already been identified in table 3. In addition, it is considered that there are a number of other potential opportunities in and around the Town Centre which could come forward during the lifetime of the plan. Specifically, this could include mixed-use opportunities which may arise as a result of making better use of existing sites in commercial use or as a result of extension of the town centre in the longer term (which is contemplated within the Core Strategy – paragraph 6.6.6 and is consistent with the NPPF).
- 4.23 When these various potential sources are combined, there is deemed to be potential to deliver a further **100 additional dwellings** across years 6-15. This is a lower capacity than previously identified, reflecting the fact that some previously unidentified potential (e.g. Knowles House) has now formally come forward through a planning application.

Banstead Town Centre

- 4.24 In addition to the four priority areas for growth and regeneration in Core Strategy Policy CS4, the adopted Core Strategy directs development towards the most sustainable locations, prioritising development within town centre and edge of

centre locations. In this regard, the opportunity for further development in Banstead Town Centre is identified in the Core Strategy.

- 4.25 There are a number of public land holdings in and around Banstead Town Centre, particularly in The Horseshoe area. In a number of cases, sites are under-utilised and opportunities exist to rationalise the use of sites to deliver service benefits and contribute to housing and commercial needs. Regeneration of The Horseshoe is a particular priority for Surrey County Council and is identified in the joint Public Sector Board Memorandum of Understanding.⁴
- 4.26 A number of sites within this area have been submitted for consideration within the SHLAA, indicating a commitment to release sites for development within the first 10 years of the plan. However, options are still being explored and the exact form and quantum of development which can be accommodated on each site cannot be firmly identified at this stage as it is subject to service reviews. Additionally, development of some sites may be dependent upon a review of Urban Open Land. Thus, many of the interests in this area are potentially suitable for development, justifying its identification as a broad location.
- 4.27 In addition to The Horseshoe area, it is considered that there other potential sites within the town centre which may come forward over the plan period. Taken together, these opportunities have the potential to deliver a further **100 additional dwellings** in years 6-10. This is a more conservative capacity than previously identified, reflecting a revised analysis of potential capacity and likely deliverability of sites within the area.

Urban Open Land

- 4.28 The SHLAA identifies a number of sites within the urban area which are currently constrained by the Urban Open Land (UOL) designation, including Council owned allotments. In many cases, these sites are in accessible locations within established residential areas or town centres.
- 4.29 The Core Strategy (paragraph 7.3.8) commits the Council to review Urban Open Land through the Development Management Plan in order to establish whether UOL sites warrant on-going protection and recognises that this review should give consideration to whether additional housing capacity exists on such sites.
- 4.30 The suitability and availability of individual Urban Open Land sites for housing is subject to the outcomes of this review and cannot be prejudged, meaning that firm conclusions on individual sites cannot be made. In this regard, it is appropriate to continue to treat UOL as a broad location.
- 4.31 Potential capacity from sites constrained by the UOL designation⁵ has been developed by reference to specific sites identified in Table 3. These potentially suitable and available sites have a combined potential to deliver as many as 240 additional dwellings.

⁴ RBBC/SCC Memorandum of Understanding (May 2011)
http://www.reigate-banstead.gov.uk/Images/Surrey%20CC%20MoU%20%20SIGNED%2025may11%20vfinal%20dc_tcm9-46445.pdf

⁵ Excluding sites which fall within another broad location (i.e. Banstead Town Centre (inc The Horseshoe))

- 4.32 However, for these sites to come forward for housing, the UOL designation would have to be removed. This can only be done through the Development Management Plan. In some instances release of a site for housing may also be reliant upon alternative/improved provision being made elsewhere. In view of this, it is prudent to apply a significant reduction to this total capacity to reflect what might actually be achievable and sustainable. In order to reflect this, a discount of 70% is applied to the maximum theoretical capacity and as such, this broad location could deliver **70 additional dwellings**.

Sustainable Urban Extensions

- 4.33 The Core Strategy sets three broad areas of search within which the Council will seek to identify housing site allocations through the Development Management Plan. The site allocation process will draw on a number of strands of technical evidence including a detailed sustainability and constraint assessment of the areas of search and, where appropriate, a Green Belt review. In line with the Practice Guidance, development in these areas will continue to be treated as a broad location until this process is completed.
- 4.34 The Core Strategy sets out the housing capacity which for each of the broad locations as follows:
- Adjoining the urban area of Horley: 200 new homes
 - East of Redhill and East of Merstham: 500-700 new homes
 - South and South West of Reigate: 500-700 new homes
- 4.35 These figures were tested through the examination of the Core Strategy and found to be realistically achievable with reference to both sustainability and deliverability. In general terms, the assessments for individual sites in table 3 and the summary discussions below indicate that these capacity assumptions remain realistic – albeit further technical work is required to confirm whether constraints can be overcome.

Rural Surrounds of Horley

- 4.36 The SHLAA identifies nine sites within the Rural Surrounds of Horley broad area of search as being potentially suitable and available. Combined these sites have the potential to deliver approximately 990 dwellings.
- 4.37 However, many of the sites in this area are subject to specific constraints, most notably extensive flood risk (both Zone 2 and Zone 3), and there is therefore uncertainty about the capacity which could be achieved on these sites and their suitability with reference to the sequential test. Similarly, a number of sites in the countryside to the south-east of Horley are affected by noise pollution arising from Gatwick Airport which impacts upon residential amenity and their suitability for housing development. Deliverability and market capacity also needs to be considered given existing large scale housing developments already on-going in the Horley area.

East Redhill and East Merstham

- 4.38 The SHLAA identifies nine sites within the East of Redhill/East of Merstham broad area of search as being potentially suitable and available. Combined, these sites may have the potential to deliver 705 dwellings.
- 4.39 However, all of these sites are within the Green Belt. Whilst a high level Green Belt “Screening” underpinned the identification of these locations through the Core Strategy, their suitability for allocation is subject to the outcomes of the full Green Belt Review as well as appraisal of other localised constraints including landscape and biodiversity sensitivities and alternative land allocations.

South and South West Reigate

- 4.40 Within the South and South West Reigate broad area of search, six sites are concluded to be potentially suitable and available. These sites are appraised as having a combined potential to deliver 675 additional dwellings.
- 4.41 In common with the sites in East Redhill/East Merstham, all of these sites are within the Green Belt and therefore their suitability for development is dependent upon the outcomes of that Review as part of the Development Management Plan. Localised areas of flood risk and landscape and biodiversity sensitivities will also be assessed in more detail through technical work to inform the Development Management Plan.

5. Stage 3: Determining the Housing Potential of Windfalls

Local Justification for a Windfall Allowance

- 5.1 The NPPF lets local planning authorities make an allowance for windfall sites in the five year supply, provided this does not include residential gardens. The recently published NPPG sets out that a windfall allowance, based on a geographic area, may also be included in years 6-15.
- 5.2 In Reigate & Banstead, the contribution made by windfall developments to the housing supply has been endorsed through the Local Plan preparation process. The Inspector's Report for the adopted Core Strategy recognises that *"historically, windfall sites have provided a substantial source of housing supply. Despite the better identification of urban potential in recent SHLAAs, other opportunities will continue to emerge throughout the plan period."* This is particularly the case with small sites under the site size threshold.

Scale of Allowance

- 5.3 Detailed evidence set out in the 2012 SHLAA demonstrates that the borough experiences a significant volume of windfall activity. Analysis showed that between 2005 and 2011, 2,249⁶ net additional dwellings were permitted on windfall sites, representing just over 50% of the total. It also showed that annual rates of permissions for windfalls over this period have been largely consistent - regularly exceeding 300 additional dwellings per annum. Tracking these permissions indicates that windfalls experience high implementation levels.
- 5.4 The table below summarises the basis of the 50 dwellings per annum windfall allowance identified in the 2012 SHLAA. For the purposes of establishing a robust figure, the allowance excludes all forms of residential intensification (this includes any site where a residential dwelling or its curtilage is redeveloped to generate an increase in dwellings). This approach ensures that the allowance accords with the advice in the NPPF in respect of residential gardens.

Table 4: Summary of windfall allowance

Source		Baseline annual allowance*	Baseline plan period allowance*	Discount (reflecting identified sites/broad locations)	Final plan period allowance
Previously non-residential	Small	15	225	-	225
	Large	59	885	797	88
Conversions & flats above shops	Small	24	360	-	360
	Large	-	-	-	-
Parking courts &	Small	3	45	-	45

⁶ This figure excludes 'exceptional' windfalls such as Park 25 (500 dwellings) and Watercolour (551 dwellings) which occurred as a result of redevelopment of land previously designated for employment use. The figure also excludes the redevelopment of the former Queen Elizabeth hospital site in Banstead (107 dwellings) and other sites which, although not allocated, were identified in some way through the Local Plan process.

garage blocks	Large	5	75	40	35
Total		106 p.a.	1,590	837	753 (50 p.a.)

Source: Strategic Housing Land Availability 2012, * Based on historic trends

- 5.5 Analysis of development activity in the period since 2011 confirms that these strong windfall trends have continued, despite the improved identification of sites – particularly those over 10 units – through the SHLAA. Average annual windfall permissions over the three years have been just over 300 per annum, with a particular peak in 2013/14, partly driven by the introduction of the office-residential permitted development (which contributed a potential net gain of 164 units) but also by the general rapid improvement in the local property market.
- 5.6 Over the same period, average windfall completions have similarly been strong, averaging just over 200 units per annum and representing approximately 45% of total completions. In line with trends identified in the 2012 SHLAA, residential intensification developments have represented 55% of total windfalls, equivalent to 110 per annum. Nonetheless, windfalls from other sources have been approximately 90 dwellings per annum, significantly above the 50 per annum allowance made in the housing trajectory. It is therefore concluded that the 50 per annum figure remains reasonable.
- 5.7 In accordance with the NPPF, this allowance can be included in the five year supply. The borough-wide allowance is also considered justified in years 6-15 as whilst the NPPG directs the inclusion of a windfall allowance based on a geographic area, analysis of the spatial pattern of windfalls in the borough suggests that distribution is even across various different areas in the borough.

6. Stage 4: Assessment Review

Initial Housing Trajectory

6.1 Those sites that are deliverable and developable are collated into an indicative trajectory.

Table 5: Indicative plan period housing land supply

Source of supply	Timescale			Total
	To date (April 2012- Dec 2014)	Deliverable Years 1-5: (Dec 2014-Dec 2019)	Developable Years 6+: (Dec 2019-Mar 2027)	
Specific Sites				
Completions	1,180	0	0	1,180
Under construction (1-4)	0	99	0	99
Under construction (5+)	0	656	0	656
Unimplemented permission (1-4)	0	186	0	186
Unimplemented permission (5+)	0	1,359	1,129	2,488
Sites without planning permission	0	440	835	1,275
Broad Locations				
SUEs: Horley	0	0	200	200
SUEs: East Redhill/East Merstham	0	0	600*	600
SUEs: South/South West Reigate	0	0	600*	600
Urban Open Land	0	0	70	70
Redhill Town Centre	0	0	100	100
Banstead Town Centre	0	0	100	100
Windfalls				
Windfalls	0	250	500	750
Total	1,180	2,990	4,134	8,304

*The mid-point of the range identified in the Core Strategy for these broad locations has been taken as a pragmatic assumption

Completions

6.2 This source includes the net additional units delivered in the borough during the plan period to date (i.e. from April 2012 to Dec 2014).

Sites under construction

6.3 This source includes the outstanding dwellings to be completed on sites which are under construction at the time of preparing the SHLAA. All are considered to be deliverable unless the Council has evidence from the developers which indicates construction will continue beyond five years (this has not been the case for any site).

Sites with unimplemented planning permission

- 6.4 These sources of supply are divided between two thresholds: 1-4 and 5+ dwellings. The sites in this category are those that were unimplemented at December 2014.
- 6.5 Those sites with a threshold of over 5 dwellings have been assessed in line with the tests set out at Chapter 4 and are included within Table 3. Investigations have been carried out with landowners/applicants where necessary to establish deliverability and have been subject to site specific viability testing. This process has led to seven unimplemented permissions totalling 88 additional dwellings being concluded as not currently developable and a further two permissions (for a combined 19 additional units) being classified in the 'developable' category rather than as 'deliverable'.
- 6.6 Sites under the threshold (1-4 dwellings) have been included as they form part of the housing supply. Due to the number of sites in this category, they have not been individually tested for deliverability and developability because of the practicalities and resource implications. However, a sample of typical small sites has been subjected to viability appraisal to provide evidence of whether such small scale developments are broadly achievable in economic terms. In compiling the housing trajectory, a discount could be applied to this source to reflect the potential for non-implementation: taking account of past trends, a discount of 27% is considered appropriate (i.e. a 73% implementation rate).

Sites with potential for residential development

- 6.7 The sites included in this source of supply are those which do not currently have planning permission but have been identified as being suitable, available and achievable.
- 6.8 The deliverability and timescales for sites without planning permission is based upon any information provided as part of submissions, supplemented by series of assumptions⁷ with regards build-out rates and lead-in times where specific information was limited.

Summary of Housing Land Supply

- 6.9 Between April 2012 and December 2014, a total of 1,180 net additional dwellings were completed within the borough. A residual 5,720 units therefore remains to be delivered by March 2027.
- 6.10 The indicative plan period supply summary in Table 5 identifies a total supply just over 7,120 units over the remainder of the plan period. This exceeds the residual supply needed to meet the Core Strategy requirement of 6,900 homes and thus provides comfort and flexibility to absorb a reasonable degree of non-implementation.
- 6.11 The study identifies a supply of specific deliverable sites (including planning permissions) capable of delivering 2,740 dwellings within the next 5 years. A

⁷ Based upon research findings in *Housing Delivery on Strategic Sites* (Colin Buchanan); *Factors affecting housing build-out rates* (DCLG/University of Glasgow) and verified by evidence from recent local developments.

windfall allowance of 250 units (50 per annum), increases overall supply over the next 5 years to 2,990.

- 6.12 For the remainder of the plan period, the SHLAA has identified a supply of specific developable sites capable of delivering 1,964 dwellings. A borough-wide windfall allowance of 500 units is included as a source of supply during this period.
- 6.13 In addition to this, the SHLAA identifies a number of geographically specific broad locations. At this stage, these locations are realistically considered to have the potential to provide an additional 1,670 units; however, realising development in each of these areas will require varying degrees of policy intervention through the Development Management Plan and, as such, final capacity is dependent upon the findings of more detailed studies as part of the preparation of this document.
- 6.14 Combined supply from specific developable sites, windfalls and broad locations during the remainder of the plan period is therefore 4,134 units.
- 6.15 The 2014 SHLAA supersedes previous versions. It has been undertaken in accordance with the NPPF and National Planning Practice Guidance. Each SHLAA update will be based on the most consistent and up-to-date information available at the time of writing. The next SHLAA update is anticipated to be completed during 2015.